

SCHLEIER, GEORGE, MANSION  
1665 GRANT STREET  
DENVER  
DENVER COUNTY  
COLORADO

HABS No. CO-40

HABS  
COLO.  
16-DENV,  
14-

PHOTOGRAPHS

WRITTEN HISTORICAL AND DESCRIPTIVE DATA

Historic American Buildings Survey  
Rocky Mountain Regional Office  
National Park Service  
Department of the Interior  
Denver, Colorado 80225

# United States Department of the Interior

NATIONAL PARK SERVICE

WASHINGTON, D.C. 20240

HISTORIC AMERICAN BUILDINGS SURVEY

ARCHITECTURAL DATA FORM

HABS  
COLO.  
16-DEN  
14-

STATE COLORADO	COUNTY DENVER	TOWN OR VICINITY DENVER
HISTORIC NAME OF STRUCTURE (INCLUDE SOURCE FOR NAME) GEORGE SCHLEIER MANSION		HABS NO. CO-40
SECONDARY OR COMMON NAMES OF STRUCTURE		
COMPLETE ADDRESS (DESCRIBE LOCATION FOR RURAL SITES) 1665 GRANT STREET, DENVER, COLORADO		
DATE OF CONSTRUCTION (INCLUDE SOURCE) late 1880's (National Register Nomination)	ARCHITECT(S) (INCLUDE SOURCE) E. F. Edbrooke (National Register Nomination)	
SIGNIFICANCE (ARCHITECTURAL AND HISTORICAL, INCLUDE ORIGINAL USE OF STRUCTURE) See section 8 of National Register Nomination.		
STYLE (IF APPROPRIATE) Queen Anne		
MATERIAL OF CONSTRUCTION (INCLUDE STRUCTURAL SYSTEMS) See section 7 of National Register Nomination.		
SHAPE AND DIMENSIONS OF STRUCTURE (SKETCHED FLOOR PLANS ON SEPARATE PAGES ARE ACCEPTABLE)		
EXTERIOR FEATURES OF NOTE See section 7 of National Register Nomination.		
INTERIOR FEATURES OF NOTE (DESCRIBE FLOOR PLANS, IF NOT SKETCHED) See section 7 of National Register Nomination.		
MAJOR ALTERATIONS AND ADDITIONS WITH DATES none known		
PRESENT CONDITION AND USE good, under restoration		
OTHER INFORMATION AS APPROPRIATE		
SOURCES OF INFORMATION (INCLUDE LISTING ON NATIONAL REGISTER, STATE REGISTERS, ETC.) National Register Nomination		
COMPILER, AFFILIATION Duane Holmes, National Park Service, Rocky Mountain Region		DATE April 15, 1982

# NATIONAL REGISTER OF HISTORIC PLACES INVENTORY -- NOMINATION FORM

SEE INSTRUCTIONS IN HOW TO COMPLETE NATIONAL REGISTER FORMS  
TYPE ALL ENTRIES -- COMPLETE APPLICABLE SECTIONS

## 1 NAME

HISTORIC

THE GEORGE SCHLEIER MANSION

AND/OR COMMON

T. 35 R. 63 W. 5. 34

16-01-0125

13/501440/4394040

## 2 LOCATION

STREET & NUMBER

1665 GRANT STREET

CITY, TOWN

DENVER

NOT FOR PUBLICATION

CONGRESSIONAL DISTRICT

STATE

COLORADO

VICINITY OF

CAPITOL HILL

CIVIC CENTER

ONE

CODE

08

COUNTY

DENVER

CODE

031

## 3 CLASSIFICATION

CATEGORY

OWNERSHIP

STATUS

PRESENT USE

DISTRICT

PUBLIC

OCCUPIED

AGRICULTURE

MUSEUM

BUILDING(S)

PRIVATE

UNOCCUPIED

COMMERCIAL

PARK

STRUCTURE

BOTH

WORK IN PROGRESS

EDUCATIONAL

PRIVATE RESIDENCE

SITE

PUBLIC ACQUISITION

ACCESSIBLE

ENTERTAINMENT

RELIGIOUS

OBJECT

IN PROCESS

YES: RESTRICTED

GOVERNMENT

SCIENTIFIC

BEING CONSIDERED

YES: UNRESTRICTED

INDUSTRIAL

TRANSPORTATION

NO

MILITARY

OTHER: BEING RESTORE

## 4 OWNER OF PROPERTY

NAME

DR. JAMES G. EMERSON, JR.

STREET & NUMBER

1660 SHERMAN

CITY, TOWN

DENVER

STATE

VICINITY OF CAPITOL HILL--CIVIC CENTER COLORADO

## 5 LOCATION OF LEGAL DESCRIPTION

COURTHOUSE,

REGISTRY OF DEEDS, ETC.

OFFICE OF REGISTER OF DEEDS

STREET & NUMBER

14th AND BANNOCK STREETS

CITY, TOWN

DENVER

STATE

COLORADO

## 6 REPRESENTATION IN EXISTING SURVEYS

TITLE

COLORADO INVENTORY OF HISTORIC SITES

DATE

ONGOING

FEDERAL STATE COUNTY LOCAL

DEPOSITORY FOR  
SURVEY RECORDS

COLORADO STATE HISTORICAL SOCIETY

2-- - FOURTEENTH AVENUE

CITY, TOWN

DENVER

STATE

COLORADO

## DESCRIPTION

CONDITION		CHECK ONE	CHECK ONE
<input type="checkbox"/> EXCELLENT	<input type="checkbox"/> DETERIORATED	<input type="checkbox"/> UNALTERED	<input checked="" type="checkbox"/> ORIGINAL SITE
<input checked="" type="checkbox"/> GOOD	<input type="checkbox"/> RUINS	<input checked="" type="checkbox"/> ALTERED	<input type="checkbox"/> MOVED      DATE _____
<input type="checkbox"/> FAIR	<input type="checkbox"/> UNEXPOSED		

### DESCRIBE THE PRESENT AND ORIGINAL (IF KNOWN) PHYSICAL APPEARANCE

7. In the late 1880's, a prominent Denver architect, E. F. Edbrooke, was commissioned by Schleier to build the mansion at 1665 Grant Street. The mansion exemplifies Edbrooke's designs, advanced for the period and which lent Denver an appearance somewhat ahead of the times. The mansion, constructed of Colorado sandstone, was the most impressive of the homes designed by Edbrooke. Built on a prominent location for the 1880's, the mansion overlooks downtown Denver. The mansion is built in the eclectic architectural design, prominent in Denver during the mining years. Although there is no readily identifiable theme, the house is termed of Queen Anne style. In adding the onion tower, Edbrooke achieved a feeling of gravity. The house has a frame porch, and a new section has been added, joining the house with the carriage house.

The exterior tiles at the front door resemble hand-made Italian tiles, but were found to have been made in Indiana. It is believed that all ceramic tiles used in the fireplaces throughout the house are also domestic as names of domestic tile companies were inscribed in the backs of several tiles examined. The hardware is very elaborate and most of that remaining is original to the house. There are a total of eight fireplaces in the house, each one unique and very ornate.

The woodwork in the entry way is oak, and the floors, also in oak, have geometric parquet borders. Above the landing Edbrooke used Lincrusta-Walton friezework (made to simulate carved wood) with Chinese fret work. On the other two walls plaster composition ornament was used. Four foot wainscoting, typical of the Victorian Era, was used in the entry way and throughout the house. The coffered ceiling above the landing is in oak graining. An oak fireplace, least ostentatious in the downstairs, stands in the entry way. This fireplace has an outstanding hand-carved frieze with stopped fluted design.

The closed-string staircase with paneled base reflects Schleier's German heritage. The stairway has carvings of gargoyles and Bavarian swans, which symbolized good luck to the Germans. The baluster has extremely detailed hand-carvings. The plinth block on the woodwork, half-way up from the baseboards is also common to German styling.

Throughout the first two floors Edbrooke made extensive use of plaster molds; each room exemplifying a different type of mold. In the front parlor (the Schleier's apparently had two) the friezework is of the most elaborate plaster mold, which was very fashionable for the period. Both parlors are of cherry wood. The fireplace in the front parlor is the most ornate of any in the house, and was machine made. The surrounds of the double sash windows in the back parlor have massive plinth bases and the workable locks are original.

In the maple wood library the carvings in the fireplace mantel are hand-carved. Built-in shelving units, corresponding to the design of the fireplace, are attached to the west wall. The unit, one hundred eleven inches long and twelve and one-half inches wide, is divided into three sections. The central, tallest portion is divided into two double-decked sections by a fluted frieze. The center portion is flanked on either side with attached beveled mirrors below an egg and dart motif carving. Replacing wainscoting along all walls is horizontal reeded chair railing. The friezework is plain with embossed plaster mold flowers.

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Originally there was a side door off the dining room. Like all the mirrored mantels in the house, the mirrors in the dining room server are of original beveled glass. This massive server, built into an alcove, is highly ornamental with carved animal heads and flower detail. The friezework is handpainted and the ceiling is of recessed wood panels. All door and window surrounds are hand carved, as are the tabernacle columns which flank both sides of the fireplace.

There are four bedrooms, one room believed to have been a dressing room, and two baths on the second floor. In what was likely the master bedroom, stands a magnificent fireplace of cherry wood and red and white ceramic tiles. The design of this fireplace hints of the Victorian style yet to come. The hardware on the transoms above the doorway are intact. On the second floor there is unusual plynch block detail with one-half bull's eye above the window and door surrounds.

There are three other bedrooms on the second floor. In one bedroom, the fireplace mantel has apparently been removed. In another bedroom, of maple wood, the entablature on the fireplace is in Lincrusta-Walton and the ceramic tiles are framed by a lamb's tongue wood design.

On the third floor there are several small rooms and a ballroom which, though needing much restoration work, one can tell was once very elegant.

PERIOD		AREAS OF SIGNIFICANCE -- CHECK AND JUSTIFY BELOW			
PREHISTORIC	<input type="checkbox"/> ARCHEOLOGY-PREHISTORIC	<input type="checkbox"/> COMMUNITY PLANNING	<input type="checkbox"/> LANDSCAPE ARCHITECTURE	<input type="checkbox"/> RELIGION	
1400-1499	<input type="checkbox"/> ARCHEOLOGY-HISTORIC	<input type="checkbox"/> CONSERVATION	<input type="checkbox"/> LAW	<input type="checkbox"/> SCIENCE	
1500-1599	<input type="checkbox"/> AGRICULTURE	<input type="checkbox"/> ECONOMICS	<input type="checkbox"/> LITERATURE	<input type="checkbox"/> SCULPTURE	
1600-1699	<input checked="" type="checkbox"/> ARCHITECTURE	<input type="checkbox"/> EDUCATION	<input type="checkbox"/> MILITARY	<input type="checkbox"/> SOCIAL/HUMANITARIAN	
1700-1799	<input type="checkbox"/> ART	<input type="checkbox"/> ENGINEERING	<input type="checkbox"/> MUSIC	<input type="checkbox"/> THEATER	
1800-1899	<input checked="" type="checkbox"/> COMMERCE	<input checked="" type="checkbox"/> EXPLORATION/SETTLEMENT	<input type="checkbox"/> PHILOSOPHY	<input type="checkbox"/> TRANSPORTATION	
1900-	<input type="checkbox"/> COMMUNICATIONS	<input checked="" type="checkbox"/> INDUSTRY	<input type="checkbox"/> POLITICS/GOVERNMENT	<input type="checkbox"/> OTHER (SPECIFY)	
		<input type="checkbox"/> INVENTION			

SPECIFIC DATES LATE 1880's

BUILDER/ARCHITECT E. F. EDBROOKE

STATEMENT OF SIGNIFICANCE

8. The George Schleier Mansion, currently being restored, is significant in three areas. First the mansion is architecturally significant. The house, built in the 1880's by a prominent Denver architect, E. F. Edbrooke, is constructed of Colorado sandstone and was the most impressive of the homes designed by Edbrooke. The mansion, built on a prominent location for the 1880's, overlooks downtown Denver. In adding the onion tower to the Queen Anne design of the house, Edbrooke achieved a feeling of gravity. The house reflects no readily identifiable architectural theme, which is common among Denver homes of the 1880's. Structures constructed during the Colorado mining years have taken on the term eclectic architecture--meaning of no specific design.

Nonetheless, the house is unique in several respects. The Schleier Mansion offers numerous examples of elaborate plaster composition ornaments and Lincrusta-Walton, fashionable for that period. And, possibly the most outstanding feature of the house, is its German styling. Little is known of Schleier's childhood, but at age six, his family emigrated from his birthplace in Baden, Germany, to the United States. Schleier's heritage remained an integral part of his life, and the massive Germanic styles of the house reflect this. The closed-string staircase with paneled base reflects Schleier's heritage. The stairway has carvings of gargoyles and Bavarian swans, which symbolized good luck to the Germans. The baluster has extremely detailed hand-carvings. The plynth block on the woodwork, half-way up from the baseboards, is also common to German styling. Possibly more than any other building in Denver, the Schleier Mansion can be said to be truly of German design.

Secondly, the Schleier Mansion is significant in the area of industry, exemplified by the endeavors of George Schleier. In 1943, Schleier went to Cincinnati where he enrolled in a business course at Baron's Community College. He was employed by a "hat house" and also became acquainted with the processes for the manufacture of hats.

In 1850, George Schleier left Cincinnati and traveled to New York City, where he was again employed in the manufacture of silk hats. From 1851 until 1857, Schleier lived in Milwaukee, Wisconsin, and had his own hat business. It was this early experience in the manufacture of hats that earned him the nickname of the "Glad Hatter".

The Schleier Mansion is also significant in the area of commerce, again through the endeavors of its owner. Sometime around 1860, Schleier returned to Denver and invested in freighting and, until the flood of 1864, farmed on Cherry Creek area. He then moved to Denver and began, what was his longest and most successful endeavor, a career in real estate. In 1886, Schleier was elected to the City Council and in 1867 and 1868 served as the City Tax Collector--both positions acquired because of his prominence in the development of commerce in Denver.

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During the economic panic of 1893, Schleier took out a homestead at Sixteenth and Lawrence Streets. This property was leased to People's National Bank Company, who erected a building and paid a rental to Schleier. This was one of Schleier's most successful real estate deals.

Above all else, Schleier is noted for his role in the settlement and early development of Denver. When Schleier was thirty-one years of age, he left Milwaukee and traveled to Leavenworth, Kansas, and in 1858 joined a group headed for "Pike's Peak Country". Among others were several Denver pioneers. Schleier and the others lived for several months on the west side of the Continental Divide among about seven hundred Mexicans and Indians (and lived there peaceably, according to Schleier). The party then traveled over the Divide to what later became Denver. Schleier first built a log cabin in what was then the only residential district in west Denver.

During the winter of 1858, Schleier acquired enough lumber to build a house and shortly thereafter, he erected the first two-story house in Denver.

In June, 1859, Schleier and a group of six others started back to the Rocky Mountains. When they came to the foothills (where Golden, Colorado was established, the waters of Clear Creek were too high to cross. The group decided to erect a bridge, which was believed to be the first erected in Colorado. Only one man, Fox Diefendorf, possessed any money and so he furnished the \$600.00 while the others in the party provided the necessary labor. The bridge was completed in one week and the party charged a toll for those who crossed it. By the end of the first day \$600.00 was collected.

Schleier did not make friends easily, and the family was not active in Denver social circles. But through his adventuresome spirit and foresight, he helped promote the development of Denver, its industry, and its commerce.

*History of Denver, Arapahoe County and Colorado, (Chicago: O. L. Baskin & Company), 1880.*

Brettall, Richard R., *Historic Denver, 1858-1893, (Denver: Historic Denver, Inc.), 1973*  
continued

## GEOGRAPHICAL DATA

ACREAGE OF NOMINATED PROPERTY less than one acre  
UTM REFERENCES

A | 1 | 3 | | 5 | 0 | 1 | 4 | 4 | 0 | | 4 | 3 | 9 | 9 | 0 | 4 | 0 |  
ZONE EASTING NORTHING  
C | | | | | | | | | | | | | | | | | |

B | | | | | | | | | | | | | | | | | |  
ZONE EASTING NORTHING  
D | | | | | | | | | | | | | | | | | |

### VERBAL BOUNDARY DESCRIPTION

*Lots 37 - 40 Inclusive; 1/2 alley adjoining  
Block 36  
H. C. BROWN'S ADDITION  
City and County of Denver, State of Colorado.*

### LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE	CODE	COUNTY	CODE
COLORADO	08	DENVER	031
STATE	CODE	COUNTY	CODE

## FORM PREPARED BY

NAME/TITLE

LYNN S. JORDAN, OFFICE MANAGER

ORGANIZATION

MARY RAE & ASSOCIATES, LTD.

DATE

JANUARY, 1977

STREET & NUMBER

950 LOGAN

TELEPHONE

303-831-0073

CITY OR TOWN

DENVER

STATE

COLORADO.

## STATE HISTORIC PRESERVATION OFFICER CERTIFICATION

THE EVALUATED SIGNIFICANCE OF THIS PROPERTY WITHIN THE STATE IS:

NATIONAL \_\_\_\_

STATE \_\_\_\_

LOCAL \_\_\_\_

As the designated State Historic Preservation Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service.

STATE HISTORIC PRESERVATION OFFICER SIGNATURE

TITLE

DATE

### FOR NPS USE ONLY

I HEREBY CERTIFY THAT THIS PROPERTY IS INCLUDED IN THE NATIONAL REGISTER

DATE

DIRECTOR, OFFICE OF ARCHEOLOGY AND HISTORIC PRESERVATION

ATTEST:

DATE

KEEPER OF THE NATIONAL REGISTER



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McGrath, Maria Davies, The Real Pioneers of Colorado, vol. III, Document Division  
of Denver Museum, 1934 (currently at the Colorado State Historical Society  
Library).

NEWSPAPERS AND MAGAZINES:

Denver Post: August 5, 1910; August 10, 1910; August 17, 1910; July 3, 1930;  
December 18, 1932.

Denver Times: February 13, 1900; June 30, 1906; November 18, 1908; August 5, 1910.